



# Town of Apple Valley

14955 Dale Evans Parkway • Apple Valley, California 92307

May 12, 2010

HOUSING POLICY  
DEVELOPMENT, HCD

MAY 17 2010

Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

To Whom It May Concern:

Please find the enclosed General Plan Progress Report for the Town of Apple Valley for the year of 2009. The Town Council adopted Resolution 2010-18 on May 11, 2010 approving the Town of Apple Valley General Plan Progress Report for the 2009 calendar year.

If you have any questions or need additional information, please contact me at (760) 240-7000 extension 7204.

Sincerely,

Lori Lamson  
Assistant Director of Community Development

c: Housing and Community Development, Housing Policy Department, 1800 3<sup>rd</sup> Street, Sacramento, CA 95811-6942.



# Town of Apple Valley

## GENERAL PLAN

## 2009 ANNUAL PROGRESS REPORT

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## **RESOLUTION No. 2010-18**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY APPROVING THE SUBMITTAL OF THE TOWN OF APPLE VALLEY 2009 GENERAL PLAN ANNUAL REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.**

**WHEREAS**, on September 10, 1991, the Town Council of the Town of Apple Valley adopted a General Plan for the Town of Apple Valley; and

**WHEREAS**, on October 27, 1998 the Town Council of the Town of Apple Valley adopted modifications to the text of the General Plan for the Town of Apple Valley, pertaining to the Land Use, Circulation, Open Space/Conservation, Safety, Public Facilities and Noise Elements; and

**WHEREAS**, on June 27, 2000 the Town Council of the Town of Apple Valley adopted an updated Housing Element of the General Plan for the Town of Apple Valley; and

**WHEREAS**, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update including an updated and certified Housing Element for the Town of Apple Valley;

**WHEREAS**, the Town of Apple Valley is required to adopt and maintain a General Plan, and the General Plan, as amended, will comprise an integrated, internally consistent and compatible statement of policies for the Town; and

**WHEREAS**, said General Plan of the Town of Apple Valley has been previously modified by the Town Council on the recommendation of the Planning Commission; and

**NOW, THEREFORE, BE IT RESOLVED** that, in consideration of the evidence presented at the hearing, and for the reasons discussed by the Council members at said hearing, the Town Council determines and adopts the following:

**Section 1.** That the General Plan 2009 Annual Progress report is consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

**Section 2.** That, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), the proposed General Plan 2009 Annual Progress Report, as an informational report, is EXEMPT from further environmental review.

**Section 3.** That the Town Council of the Town of Apple Valley adopts the General Plan 2009 Annual Progress Report which is attached and included by reference herein, and directs staff to forward copies of the Annual Report to the

Governor's Office of Planning and Research and the State of California Department of Housing and Community Development.

**Section 4.** Effective Date. This Resolution shall become effective immediately upon adoption by the Town Council of the Town of Apple Valley.

Adopted by the Town Council and signed by the Mayor and attested to by the Town Clerk this 11<sup>th</sup> day of May, 2010.

ATTEST:



\_\_\_\_\_  
La Yonda M. Pearson, Town Clerk



\_\_\_\_\_  
Honorable Peter Allan, Mayor

## **INTRODUCTION**

Under the provisions and requirements of Government Code Section 65400 (b) 1, the Town of Apple Valley is required to annually review the status of the General Plan and the Town's progress relating to its implementation. Although the Governor's Office of Planning and Research (OPR) does not approve, evaluate or critique the Annual Report, the adopted Report must be submitted to OPR and is kept on file as a reference document.

As a diverse and dynamic community, the Town of Apple Valley continues to be the premiere community of the high desert, with an extensive array of housing, business and industrial opportunities. Through the meticulous efforts of the Town Council, Planning Commission and other Boards and Commissions, the Town has, and continues to, fulfill the Goals and Policies of the adopted General Plan with each development project approved and each Building Permit issued.

The 2009 Town of Apple Valley Annual Report illustrates how the Town continues to achieve the Goals and Policies of the adopted General Plan and all of its Elements, and continues to provide an exceptional standard of development commensurate with the Town's motto of "A Better Way of Life".

This report is divided into two categories addressing the adopted General Plan prior to August 11, 2009 and the updated comprehensive General Plan adopted on August 11, 2009.

## **GENERAL PLAN ACTIVITIES**

Between January 1, 2009 and December 31, 2009, the Planning Commission and Town Council completed only one change to the General Plan, which was to adopt the comprehensive update of the General Plan on August 11, 2009. There were significant land use changes to the areas that are not currently developed within the Town. New land use designations were created which includes Mixed Use (a combination of multi-family residential 30 dwelling units per acre), Residential Estate  $\frac{3}{4}$ , and Mobile Home Subdivision. The medium density development was re-adopted at 20 units per acre.

## GENERAL PLAN AMENDMENTS ADDRESSED IN FISCAL 2009

Case I.D.	Council Action	Type	Project Name	Address	Action Status
GPA 2008-001	8/11/2009	GENERAL PLAN AMENDMENT	COMPREHENSIVE GENERAL PLAN UPDATE	TOWN-WIDE	APVD

### TOWN ADOPTED PRIORITIES FOR LAND USE DECISION

The Town Council of the Town of Apple Valley has chosen two mechanisms to set land use decision priorities for the community. In August of 2003, the Town Council adopted its "Priority Vision for 2010", establishing ten (10) priority statements against which all future development would be assessed (see Appendix "B"). Five (5) of these statements are of particular importance relative to the General Plan. These are as follows:

1. **Transportation/Circulation** – Develop and maintain a transportation system of roads, bike paths and lanes, sidewalks and equestrian trails.
2. **Economic Development** – Promote and encourage commercial and industrial development in North Apple Valley.
4. **Community Enhancement** – Cultivate citizen pride by providing events and activities that foster a sense of community among citizens, and by demonstrating a pride in ownership through entry statements, infrastructure and consistent application of our development standards.
6. **Retail Development** – Encourage and promote retail development town-wide to meet the consumer needs of our citizens.
8. **Aviation Element** – Incorporate an aviation element into our economic development strategy to facilitate commercial and light industrial growth.

In February 2009 the Town Council re-evaluated the priorities, policies and goals and prepared "Priority Vision 2020" establishing ten (10) priority statements against which all future development would be assessed. Nine (9) of these statements (in bold) are of particular importance relative to the General Plan and were incorporated into the comprehensive General Plan update. These are as follows:

1. **Transportation.** A strong transportation system.
2. **Economic Development.** A thriving economy.
3. **Public Safety.** A safe community.
4. **Public Infrastructure.** Adequate and well-maintained infrastructure.
5. **Parks & Recreation.** Ample parkland and diverse recreational opportunities.
6. **Quality Staff.** Highest quality staff.

7. **Community Enhancement.** A sense of community and civic pride.
8. **Destination.** The High Desert's premier destination.
9. **Sustainability.** Respect for the Environment, Economy and Equality.
10. **University.** Higher education opportunities.

In addition to the Priority Vision for 2020, the Town Council also adopted six (6) Development Code Amendments in 2009. The Development Code Amendments extensively addressed issues, bringing the Development Code into compliance with State law regarding wireless telecommunications; amending the requirements for group homes by classifying residential care facilities for the elderly as a separate type of use; modifying the group size requirements for special events; clarifying regulations within the sign code; eliminating minor conditional use permits and reducing the related fees and allowing for an automatic extension of time for conditional use permits and development permits.

The refinement of the Development Code, and the consistency with the Vision 2020 work plan, continue to achieve the goals set forth in the Priority Vision 2010, further the Goals and Policies adopted within the General Plan and enhance the Town's continuing efforts to provide a "Better Way of Life" for all residents and visitors to the Town. Both the Priority Statements and Development Code echo many of the Goals and Policies adopted within the General Plan. Implementing the Council's Vision and fulfilling the General Plan's Goals and Policies are achieved through the Development Code's requirement that all projects subject to discretionary review must be found to be in conformance with the General Plan. Therefore, the General Plan's Goals and Policies are addressed with each application approved by the Commission.

Examples of specific Goals and Policies within the previous General Plan (prior to August 2009) that were considered for each of the activities discussed above are presented below. The following goals and policies were addressed multiple times for the above projects.

**GOAL LU-4: The Town promotes commercial and industrial development that are capable of strengthening the local economy and enhancing the quality of life to Town residents.**

**Policy LU-4.1:** Industrial and commercial development will be permitted in areas where such uses are appropriate and where adequate roadways, infrastructure, and public services are appropriate.

**Policy LU-4.2:** The Town encourages the revitalization of existing commercial areas.

**GOAL PF-5: Ensure the provision of adequate supplies of natural gas and electricity from public utility purveyors, and the availability of communications services, to residents of Apple Valley while protecting natural vistas and night skies.**



**Policy PF-5.2:** Provide for the continued development and expansion of communications systems, including cable and, as feasible, fiber optics for entertainment, education, culture, information access, two-way communication between government and residents and businesses, and other similar purposes.

**GOAL PF-6:** Ensure infrastructure provision is planned and provided for in all new development, and that an integrated infrastructure planning, financing and implementation program is developed to protect and promote the public health and safety.

**GOAL LU-3:** The Town shall promote safe, attractive and well-served residential areas.

**Policy H-1.2:** Encourage the development of housing for the elderly by offering incentives, such as density increases and reductions in parking requirements. Coordinate with local lending institutions to ensure the availability of financing for senior housing projects and encourage congregate care facilities.

**Policy H-1.3:** Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

**GOAL H-3:** Preserve and enhance the quality of residential neighborhoods in Apple Valley, and ensure that new housing is sensitive to the existing natural and built environment.

**Goal H-4:** Promote equal opportunity for all residents to reside in the housing of their choice.

**Goal H-5:** Maintain the Development Code to support Apple Valley housing objectives.

As part of the comprehensive General Plan Update approved in August 2009, pre-zoning and environmental compliance was included in this effort to pursue the annexation of two areas within the Town's Sphere of Influence on the north end of Town. This complies with the General Plan Land Use Policy LU-2.3 which states;

**Policy LU-2.3:** The Town will pursue annexation which serves to promote the balance of the community, quality development, and improvement of the economic base.

## HOUSING INFORMATION

On November 2, 2000 the Town of Apple Valley Housing Element was certified by the State Department of Housing and Community Development (HCD). On June 2, 2009 HCD certified the draft Housing Element, which was approved by the Town Council on August 11, 2009.

The 2000 and the 2009 Housing Elements verify that the General Plan conforms to the State guidelines for Housing Elements and that the Town's fair share of housing needed for the region (as determined under the adopted Regional Housing Needs Assessment) has been accurately identified and appropriate Goals and Policies have been adopted.

The Town update of the Housing Element shows that the Town is making an effort to provide housing opportunities to meet the number of new homes needed to conform to the RHNA numbers. The development of these units has slowed significantly during the 2006-2009 reporting time frame due to the decline in the overall economy and housing market in particular.

The Town has made, and will continue to make, progress towards fulfilling its RHNA numbers and, as discussed below, the Town is near the suggested breakdown by income group. The information illustrates that new and existing housing is meeting the market demand and community need for this area at this time. It is noted that there is an extensive availability of very affordable existing single-family homes and extremely low rental rates (mixed with a twelve (12) percent vacancy rate), to provide extensive housing opportunities for very low, low and moderate income families.

<b>TABLE II-28 BASIC NEW CONSTRUCTION NEEDS BY INCOME GROUP 2006-2014</b>	
<b>INCOME CATEGORY</b>	<b>ADDITIONAL UNITS NEEDED BY 2014 (Number/Percent of Total)</b>
Extremely Low (less than 30% of County Median)	456 (11%)
Very Low (less than 50% of County median)	456 (11%)
Low (50 to 80% of County median)	627 (16%)
Moderate (80 to 120% of County median)	736 (19%)
Above Moderate (over 120% of County median)	1661 (43%)
<b>Total</b>	<b>3,887 (100%)</b>
Source: Regional Housing Needs Assessment, SCAG	

Under the criteria shown within Table II-28 (from the Town's adopted 2009 Housing Element of the General Plan), the Town projected to provide roughly 486 new homes annually, of which 57 units should be available to extremely low income families, 57 units should be available to very low income families, 78 units to low income families, 92 units to moderate income families, and 208 units to upper income families.

Between 2006 and 2009, the Town of Apple Valley issued Building Permits for the construction of 1,114 new single-family residential units valued at more than \$144 million. These units ranged in size from 1,200 square feet to more than 5,000 square feet, affording an extensive variety of housing opportunities for first-time home buyers, move-ups and new residents in the Town of Apple Valley. Also within the same time frame, 44 permits for multi-family units were issued and valued at more than \$8 million, which provides a variety of housing types within the Town.

## **GENERAL PLAN PROGRESS AND NEEDED ACTION**

It can be seen from the information within this report that the General Plan is a living document, recently updated to provide guidance and to be used to further the growth and development of the community in a sound, logical manner, utilizing sound planning principles and solid community judgment. The Goals and Policies established within the adopted General Plan are actively shaping the Town's development and are being used to shape the future of the community as well.

In April 2007, the Town of Apple Valley commenced a comprehensive General Plan Update. This is the first comprehensive General Plan update since the original General Plan for the Town was adopted in 1991, shortly after incorporation. As previously stated, an update to the Housing Element was submitted to HCD in September 2008. The Housing Element was certified by HCD in June 2009 and adopted by the Town Council on August 11, 2009. The Town Council adopted the Development Code Update in April 2010, which provides consistency between the Development Code and the new General Plan. A Climate Action Plan is being prepared to address the reductions to green house gas emissions in order for the Town to comply with AB 32 and SB 375. The Climate Action Plan is anticipated to be adopted by Council in summer 2010.

In July 2007, the Town of Apple Valley commenced preparation of a Multi-species Habitat Conservation Plan for the Town and Sphere limits. The completion of this plan is anticipated at the end of 2010.